

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 3-B-17-UR

**AGENDA ITEM #:** 50

**AGENDA DATE:** 3/9/2017

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): John McBride

TAX ID NUMBER: 106 O A 039 & 040 (PART OF)

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 800 Broome Rd

▶ **LOCATION:** East side Broome Rd., south of Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 4.9 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** RP-1 (Planned Residential) < 6 du/ac (pending)

▶ **EXISTING LAND USE:** Dwelling and vacant land

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: Rezoning of the property to RP-1 < 6 du/ac was approved by MPC in February 2017 and will be considered by City Council in March 2017.

SURROUNDING LAND USE AND ZONING: North: Houses, vacant land / RP-1 (Planned Residential) <6 du/ac (pending)

South: Vacant land, houses / RP-1 (Planned Residential) <6 du/ac (pending) & R-1E (Low Density Exclusive Residential)

East: Houses / R-1E (Low Density Exclusive Residential)

West: Houses, church / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1, R-1E and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **POSTPONE the Use on Review until the April 13, 2017 MPC meeting as requested by the applicant.**

The applicant has requested postponement to allow time for the Knoxville Board of Zoning Appeals to consider the necessary zoning variances.

**COMMENTS:**

The proposed development will provide apartments for senior citizens. The development will contain 106 units

(116 beds) in a two story structure, including studio, one and two bedroom units. Approximately 35% of the units will meet the definition of a dwelling unit. In order to be defined as a dwelling unit, living space, sanitation and cooking facilities must be provided. Most of these units will not have cooking facilities. Residents of this development will be provided at least 2 meals per day as part of their rent.

The development will be marketed as "independent living senior apartments" which is similar to an assisted living facility in that senior citizens are required to be the primary occupants, however, are differentiated in that assisted living facilities is licensed by the state and provides nursing services and assistance with medications whereas an independent living facility is not licensed and do not provide healthcare assistance to residents. The Chief Building Official for the City of Knoxville has opined that an independent living facility will be considered an assisted living facility for the purposes of determining use if all residents are required to participate in a meal plan.

Access to this site will be via Broome Road which will be widened to a minimum width of 20 feet from their entrance to Middlebrook Pike. A deceleration lane will also be provided on the south side of the entrance for vehicles traveling northeast on Broome Road and turning right into the facility. The exit will be designed to force traffic north on Broome Road to Middlebrook Pike. A sidewalk will be provided along the entire Broome Road frontage of the subject property, as well as making the connection to the Middlebrook Pike sidewalk.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. Senior housing does not have a significant traffic impact as compared to other residential use types. The proposed facility will generate an estimated 319 trips per day. The majority of those trips should be to and from Middlebrook Pike since the exit from the facility restricts left turn movements onto Broome Road.
3. All utilities are in place to serve this site.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed independent senior living facility (assisted living facility) in a RP-1 zone district is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and West City Sector Plan propose LDR (Low Density Residential) uses for this site.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.